



Dowdy Park Phase One Progress Update

Prepared by:

Department of Administration

August 3, 2016

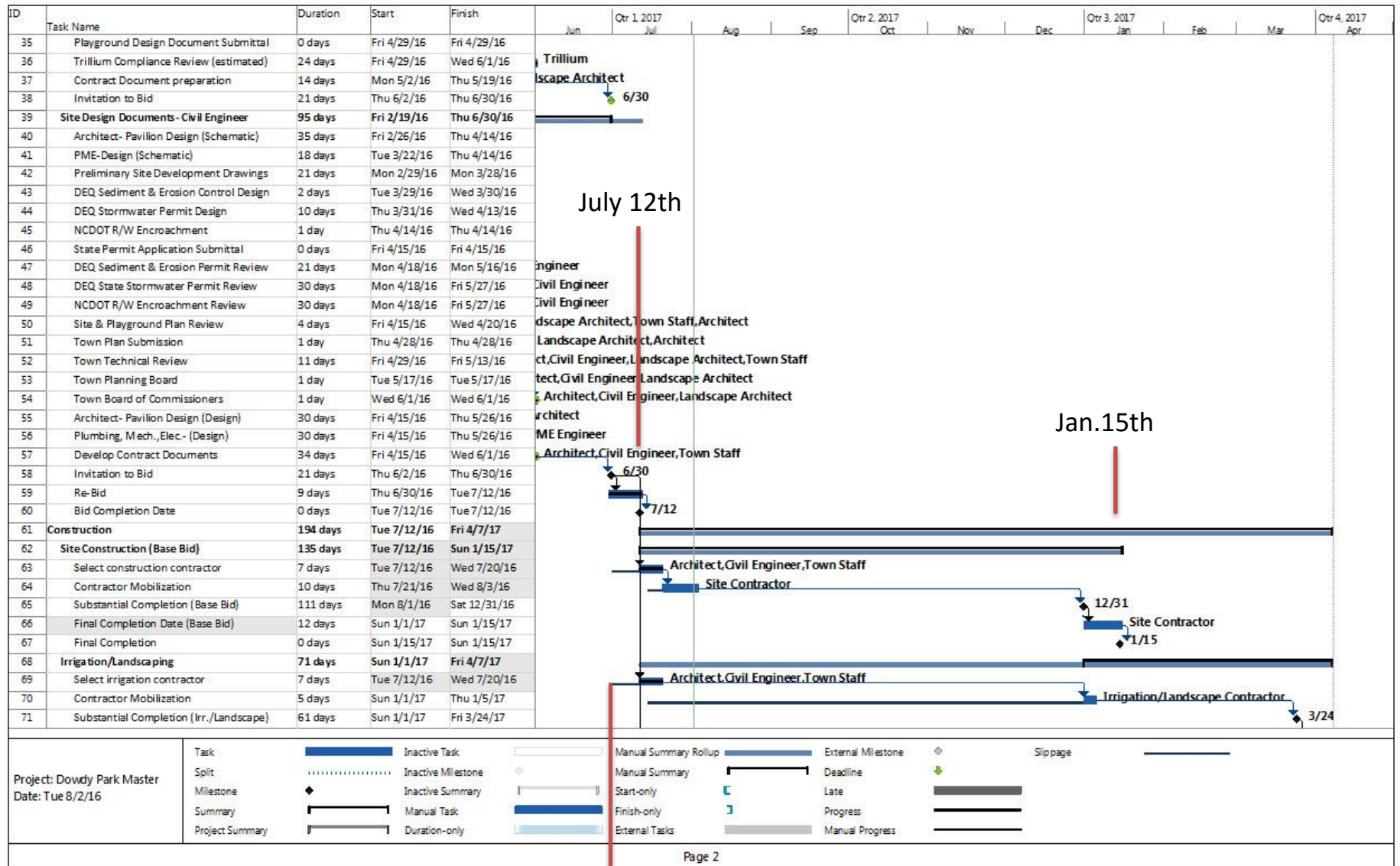
Recent Project Activity

- July 20, 2016 BOC meeting the Board approved the following contracts
 - Hatchell Concrete Inc.: \$752,713.16 (Base Bid Price + Alt. 2, (trellis) & Alt. 3 (wavy walkway))
 - Carolina Parks & Play: \$380,784.48 (Playground)
 - Alpha Advantage: \$162,635.00 (Irrigation & Landscaping)
- Omissions
 - Base Bid: Pavilion & Parking Lot Lighting
 - Playground: A portion of the poured in place surface

Recent Project Activity

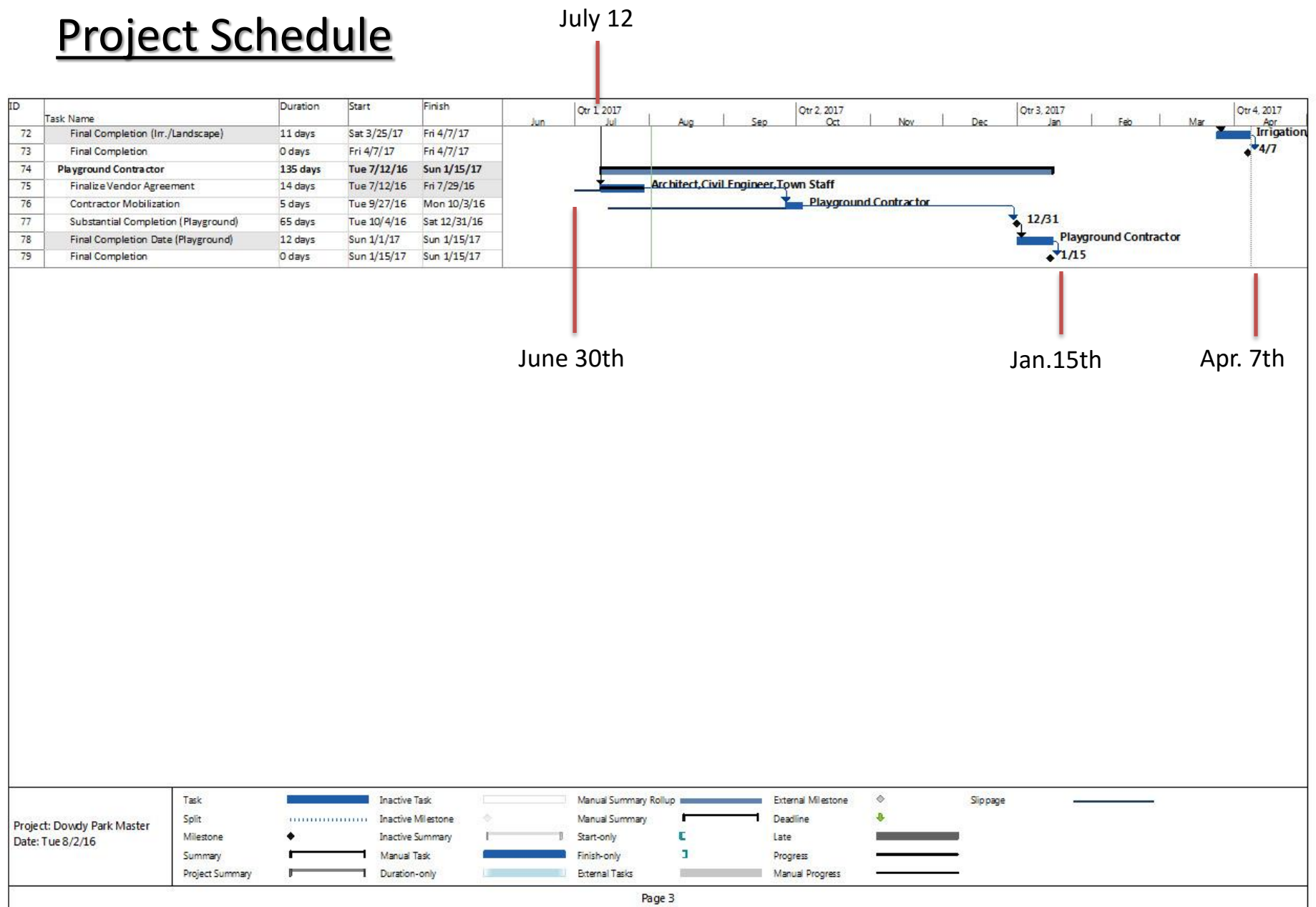
- Staff has been working with consultants and contractors to perform additional “value engineering” on the Pavilion to further reduce costs.
- Project Team has been contacting additional specialty contractors to obtain competitive pricing for the poured in place playground surface.
- Finalize a comprehensive list of anticipated project costs.
- Execution of contracts to commence with construction.
- Finalize construction drawings for project distribution.
- Conduct a pre-construction meeting with Project Team on Aug. 1, 2016.

Project Schedule

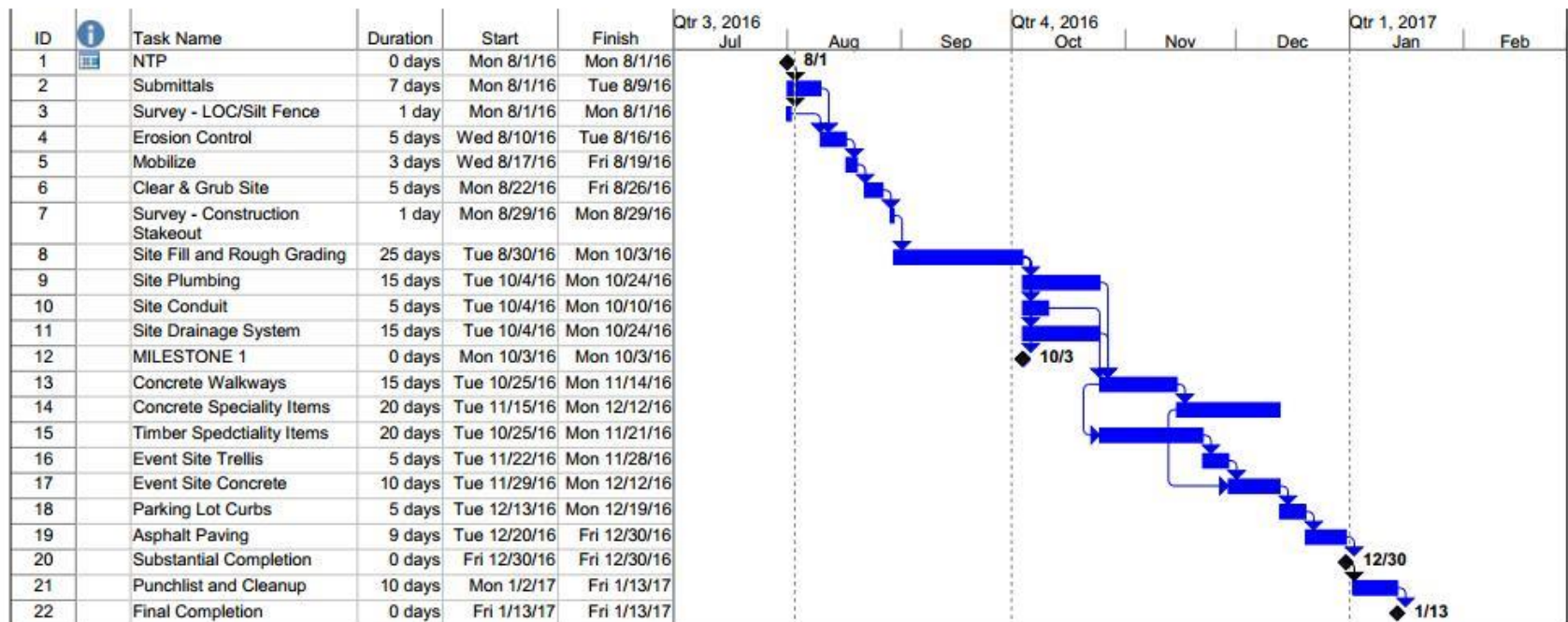


June 30th

Project Schedule



Construction Schedule



Project: Dowdy Park - Phase 1
Date: Wed 8/3/16

Task		Inactive Milestone		Finish-only	
Split		Inactive Summary		External Tasks	
Milestone		Manual Task		External Milestone	
Summary		Duration-only		Progress	
Project Summary		Manual Summary Rollup		Deadline	
External Tasks		Manual Summary			
External Milestone		Start-only			

Construction Safety

- A silt fence barrier will be placed around the project periphery for erosion control.
- Other than construction vehicles, vehicular traffic will be prohibited from entering the site during construction.
- Pedestrian traffic will be prohibited within the project limits.
- Late October/Early November, portions of the Bonnett St. sidewalk will be removed and replaced.
- Town will release a public notice notifying the proposed restrictions around the construction site.

PROJECT OVERVIEW

WED 12/9/15 - FRI 4/7/17

% COMPLETE

69%

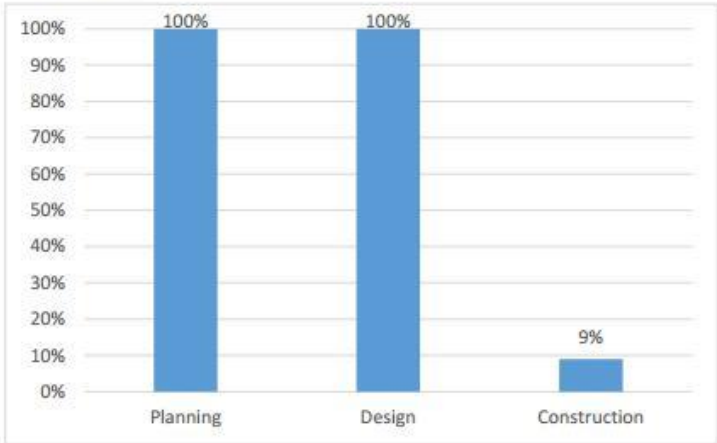
MILESTONES DUE

Milestones that are coming soon.

Name	Finish
Substantial Completion (Base Bid)	Sat 12/31/16
Final Completion	Sun 1/15/17
Substantial Completion (Irr./Landscape)	Fri 3/24/17
Final Completion	Fri 4/7/17
Substantial Completion (Playground)	Sat 12/31/16
Final Completion	Sun 1/15/17

% COMPLETE

Status for all top-level tasks. To see the status for subtasks, click on the chart and update the outline level in the Field List.



PROJECT OVERVIEW SUMMARY

Task Summary and % complete.

Name	Start	Finish	% Complete
Planning	Wed 12/9/15	Thu 3/17/16	100%
Planning and Control	Tue 12/22/15	Wed 12/30/15	100%
Scope Definition	Mon 1/4/16	Wed 1/13/16	100%
Discipline Support	Wed 12/9/15	Thu 3/17/16	100%
Design	Mon 2/15/16	Thu 6/30/16	100%
Playground Design- Landscape Architect	Mon 2/15/16	Thu 6/30/16	100%
Site Design Documents- Civil Engineer	Fri 2/19/16	Thu 6/30/16	100%
Construction	Tue 7/12/16	Fri 4/7/17	9%
Site Construction (Base Bid)	Tue 7/12/16	Sun 1/15/17	5%
Irrigation/Landscaping	Sun 1/1/17	Fri 4/7/17	8%
Playground Contractor	Tue 7/12/16	Sun 1/15/17	15%

Pavilion Value Engineering



Version 1: Bid: \$191,000

Version 2: Bid: \$142,500



Updated Project Costs

Construction Contracts for Board Consideration on 7/20/16		<i>Contract Scope</i>	<i>Cost</i>
Hatchell Concrete		Base Bid	\$ 752,713.16
Alpha Advantage		Landscaping	\$ 162,635.00
Carolina Parks and Play		Playground	\$ 380,784.48
			\$ 1,296,132.64

Total Project Construction Costs	<i>Cost</i>	<i>Estimated Sales tax</i>
Base Bid + Alternates (<i>amount approved on 7/20/16</i>)	\$ 752,713.16	\$ 17,000.00
Playground (<i>amount approved on 7/20/16</i>)	\$ 380,784.48	\$ 24,077.71
Landscaping & Irrigation (<i>amount approved on 7/20/16</i>)	\$ 162,635.00	\$ 4,500.00
Remaining scope of work to be included in project (to be considered at 8/03 BOC meeting)		
Pavilion Construction (<i>excluded from 7/20/16 approval</i>)	\$ 142,500.00	
Playground Gunite Work (<i>excluded from 7/20/16 approval</i>)	\$ 26,647.75	
Remaining Geotechnical Work Value	\$ 23,188.00	
Parking Lot Lights	\$ 17,171.75	
NC Dominion Power Supply	\$ 7,000.00	
	SubTotal \$ 1,512,640.14	
Sales tax estimate	\$ 45,577.71	
Construction Cost Total after sales tax reimbursement	\$ 1,467,062.43	

Remaining Amount for Project Contingency	\$ 62,767.57
Available Project Contingency	4.28%

Recommendations

- Authorize the Town Manager to execute a contract amendment with Hatchell Concrete Inc. for the inclusion of the following elements;
 - Alternate #1: Pavilion Construction
 - Alternate #7: Parking Lot Lights
- Authorize the Town Manager to execute a contract amendment with Carolina Parks and Playground Inc. for the inclusion of the gunite sub-base material into the poured in place playground surface.
- Remaining funds to be utilized for the performance of geotechnical services, power service & project contingency (+/- 4.28%).
- All recommendations are contingent upon the approval of Budget Amendment #1.

NOW OR FORMERLY
SUSAN V. WELLS
D.B. 1900, PG. 0081
116 E. BONNETT ST.

WRIGHTSVILLE AVENUE
(60' R/W)

Garden and Landscape Areas

Bocce
Lawn
Sports

Multiuse
Court

Bounce
Wall
PHASE 2

Gateway Access to Elementary School

DOWDY PARK SCHEMATIC DESIGN PHASES 1 AND 2

NOW OR FORMERLY
DARE COUNTY
D.B. 1379, PG. 0464
3100 S. WRIGHTSVILLE
AVE.